

MAIN STREET VALUATIONS

ORDER INFORMATION							
Order Date 7/9/2009	Inspection Date 7/11/2009	Complete Date 7/12/2009	Client RBS Global Banking and Markets	Client Contact	Info Source Estimated	Client Loan No.	MSV Order No. 160145
Borrower	Address 93 OLD BROOK ROAD		City DIX HILLS, NY	State NY	Zip 11746	Assessor Parcel No. 088-66-8248	
Inspection Type Exterior	Broker Name Mark Anderson	Broker Company Re/max Best Island		Broker Phone 6319264111	License Number 31CA0936383	Expiration Date 09/18/2009	
PROPERTY INFORMATION							
Property Vacant No	Secured Yes	Land Value 150,000	View Equal	Market Rent (Mnth) 2,500	HOA Fees per unassigned	Guest House SF 0	Guest House Bsmt SF 0
Currently Listed No	List in Last 12 Mo. No	Original List Price	Current List Price	DOM 0	Listing Broker	Listing Company	Listing Phone
Sold in Last 12 Mo. No	Original List Price	Final List Price	DOM 0	Sale Price	Sale Date	Listing Broker	Listing Phone
NEIGHBORHOOD INFORMATION							
Population Density Suburban	Crime/Vandal Risk Low	Neighborhood Trend Stable	Home values are at a rate of	Decreasing 0.500	Environmental Issues No	Owner Occupied % 1.000	Pride of Ownership Excellent
Competing Listings 234	Value Range 319,000 to 2,490,000		Supply Stable	Demand Stable	Predominant Buyer Move-up buyer	# of Border or Blocked up homes 0	Approximate # of comps in neighborhood for sale 1
REPAIR DETAILS							
Repairs Total	Repairs Recommended No	Days to Complete to		Resale Problem No			
INTERIOR							
Painting	Structural	Appliances	Utilities	Carpet/Floors	Other	Cleaning/Trash Removal	
EXTERIOR							
Painting	Structural	Landscaping	Roof	Windows	Other		
COMPARABLE INFORMATION							
Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	Listed Comp 1	Listed Comp 2	Listed Comp 3
Address	93 OLD BROOK ROAD	18 Perri Pl	53 Stonehurst Ln	2 Melissa Ct	23 Estates Pl	7 Old Brook Rd	92 Old Brook Rd
Address2							
City	DIX HILLS, NY	Dix Hills	Dix Hills	Dix Hills	Dix Hills	Dix Hills	Dix Hills
County		Suffolk	Suffolk	Suffolk	Suffolk	Suffolk	Suffolk
State	NY	NY	NY	NY	NY	NY	NY
Zip	11746	11746	11746	11746	11746	11746	11746
Proxlmity		0.90 miles	1.72 miles	2.51 miles	3.23 miles	5.49 miles	0.06 miles
Current List Price		\$729,000	\$699,000	\$719,000	\$679,000	\$719,000	\$729,000
Original List Price		\$729,000	\$739,000	\$749,000	\$899,000	\$739,000	\$749,000
Sale Price		\$670,000	\$682,500	\$699,000			
Sale Date		5/6/2009	1/28/2009	6/1/2009			
Concessions							
DOM	0	1	97	34	670	110	160
NumUnits	1	1	1	1	1	1	1
Property Type	SFD	SFD	SFD	SFD	SFD	SFD	SFD
Property Style	Colonial	Colonial	Ranch/Rambler	Colonial	Ranch/Rambler	Colonial	Colonial
Condition	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
Year Built	1968	1982	1980	1972	1957	1969	1969
Lot Size (In acres)	0.92 acres	0.46 acres	0.37 acres	0.38 acres	0.99 acres	1.01 acres	0.84 acres
Sq ft above grade	3200 sq. ft.	3200 sq. ft.	3400 sq. ft.	3300 sq. ft.	3200 sq. ft.	3200 sq. ft.	3200 sq. ft.
Total Rooms	8	8	10	9	9	9	8
Bedrooms	4	4	4	5	5	5	4
Full Baths	3	2	3	2	2	2	2
Half Baths	0	1	0	1	0	1	1
Basement	Full	Full	Full	Full	Full	Full	Full
% Basement Finished	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.25%
Garage/Carport	Attached 2 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage
Pool/Spa/Fireplace	Fireplace	Fireplace	Fireplace,IG Pool	Porch	IG Pool,Gazebo,Fplc	Attached 2 Car Garage	Attached 2 Car Garage
Price per sq. ft.		\$209	\$201	\$212	\$281	\$231	\$234
MLS		*1046749	2109876	2166600	2066287	2166908	2152341

Sold Comp 1 Comments							
Remarks: Distress Sale. Owner Started Renovations, Then Ran Out Of Funds, Exterior Is Completed. Interior Is In Need Of Renovation. Directions: Please View Map Quest.							
Sold Comp 2 Comments							
Remarks: Tax Grievance Granted. New Assesment 4950 Down Approx 20% From 6150 Equating To Approx \$14,300 Based On Current Tax Rate. Taxes W/ Star Approx \$13,300 Magnificent Totally Redone Center Hall Imperial Gardens Ranch, Beautiful Curb Appeal, Ceramic Tile, Gleaming Hardwood Floors, Beautiful Landscaped Private Back Yard W/Igp, Large Rooms, Huge Finished Basement, Directions: Commack Road To Imperial Gate To Stonehurst Property Description: Magnificent Totally Redone Center Hall Imperial Gardens Ranch, Large Rooms, Huge Finished Basement, Ceramic Tile, Gleaming Hardwood Floors, Beautiful Curb Appeal, Prof Landscaped Private Back Yard W/Igp, Awning, Tax Grievance Granted. New Assesment 4950 Down Approx 20% From 6150 Equating To Approx \$14,300 Based On Current Tax Rate. Taxes W/ Star Approx \$13,300							
Sold Comp 3 Comments							
Remarks: No Showings Til Saturday 3/21! No Offer Deemed Accepted Til Contracts Fully Executed! Taxes With Star \$12,519.00! Signal Hill Elementary, West Hollow Middle, Hsc! Directions: Half Hollow Road To Fox To Melissa Property Description: Spectacular! Completely Updated, 5 Bedrm, 2.5 Bath Colonial On Cul De Sac, Highly Desirable Sd#5! Gourmet E-I Kitchen W/Granite Ctrs, Cherry Cabinets. New Baths! Formal Liv & Din Rm. Gorgeous New Hardwood Flrs, Tile Floors & Wood Doors. Updated Heating System, Cac, Roof! New Custom Garage Doors! Shy 1/2 Acre Pro. Landscaped Property W/Igs, Great For Entertaining! More!							
Listed Comp 1 Comments							
Remarks: REO properties are exempt from Rule 703.41, but Listing Broker must acknowledge that they have received qualified offer. Bring All Offers! Contracts Are Off. (Basic Star \$721.18) No Co's For Extension. All Offers In Writing. Must Be Cash - Stop Foreclosure! House Being Sold As Is. Commissions Offered Hereunder Subject To Closing Of Title. L/A Rita Bender 631-944-8814. Directions: Half Hollow To Westcliff Or Carmen To Estates Place. Property Description: Sprawling Brick Ranch - Flat Useable Acre - Country Club Yard, Igp, Cabana, Deck, Front Porch, Paladium Windows, Hdwd Floors, Updated Roof, Cac. Great Curb Appeal...Short Sale...All Offers Must Be Cash...House Being Sold As Is Condition...							
Listed Comp 2 Comments							
Remarks: Commissions Offered Hereunder Subject To Closing Of Title. Wonderful Lg Colonial On Fabulous Flat Acre. Vaulted Ceilings, Open Floor Plan, Lg Rooms, Great Finished Basement, Great Closets. Sd#5. Directions: Lie Ex 51-Svce Rd To Carls Straight To Old Brook Property Description: Wonderful Lg Colonial On Fabulous Flat Acre. Vaulted Ceilings, Open Floor Plan, Lg Rooms, Great Finished Basement, Great Closets, Sd#5. Personal Property Exclusion:							
Listed Comp 3 Comments							
Remarks: Inground Pool On Quite Cul-De-Sac! Den/Fpl-Sklights-Central Air-Fin Basement-Low Taxes! School Dist # 5! Directions: Lie Exit 51 To R/Carls Straight Path-L/Otsego-R/Old Brook Rd. Property Description: 3/4 Acre + Of Flat Property W Inground Pool On Quite Cul-De-Sac! Den/Fpl-Sklights-Central Air-Fin Basement-Low Taxes! School Dist # 5!							
BROKER COMMENTS							
Subject Comments							
There is only 1 REO For Sale in Dix Hills that is the reason for Regular Resale Listings 2 and 3 which are both on the same block as subject property but are in Diamond Condition.							
Neighborhood Comments							
Highly Desirable Neighborhood and School District. 234 Available homes For Sale. From 600k and up most of the homes are Overpriced. Example would be Listed Comp #1 674 days on the market! Given the subject property will be an REO Sale it will sell very quickly as it will be priced correctly.							
Condition/Repair							
Subject property is in excellent condition from exterior inspection but not as nice as the other 2 homes For sale on The Block.							
PRICE OPINION							
Typical Market Time	REO Value	Fair Market Value	FMV List Price	Repair Estimate	REO Repaired Price	FMV Repaired Sale Price	Repaired FMV List Price
0-60	\$670,000	\$700,000	\$710,000		\$670,000	\$700,000	\$710,000
Main Street QC Review							
EG 7/12/09 Value of property was determined by current market and the declining home prices. The comps bracket the value of the subject and List comp 1 is the best match to the subject.							
By completing this report, the Broker certifies that they have completed a site inspection of the subject property and that subject photos were taken at the time of inspection.							
DISCLOSURE: This is a comparative market analysis, not an appraisal, and should not be used for lending purposes. Therefore, it is not intended to be an appraisal of the market value of the property and as such does not comply with USPAP standards. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.							